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The McKinley Herald.

VOL. II, No. 7. BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES. DECEMBER, 1906.

WORK ON THE MANIGUA ORANGE GROVES.

FIRST 3,000 OF 18,000 TREES FOR WINTER PLANTING NOW AT McKINLEY.

Great Progress made, Work is Being Pressed Vigorously.

Tree planting is now in full swing at McKinley. Under date of Nov. 8th, our first shipment of 3,000 orange and grape-fruit trees was forwarded from the Buckeye Nurseries of Tampa, Fla., and are now at McKinley.

This is the first lot of the 18,000 which we have ordered for winter planting, and a second shipment of 4,000 is to follow as soon as these are in place, and the remainder will be set out during the next few weeks.

This will be by far the largest planting which the company has accomplished in any similar period, and is the result of the untiring labor of our Isle of Pines management, who have been preparing the land for this planting ever since the accomplishment of our July planting, when 3,000 trees were set out.

Under the Tropical Development Company's plan, 90 trees are set to each acre; hence the present planting requires the clearing, ploughing and preparation of 200 acres. Our July tree setting brought the total area set out to 100 acres. When the present 18,000 trees are in their places, 300 acres of the 500-acre grove will be completed, which we regard as an excellent record of results.

For the fuller information of our Bond-holders, we are reproducing on this page a diagram of our 500-acre groves tract, divided in 100 separate 5-acre groves. Each of these groves is designated by a number.

The section of the tract which we have already planted and on which the trees now going forward will be set out, is that portion of the groves to right (or east) of the roadway between five-acre groves 4-5, 14-15, etc. Cover with your hand that portion of the diagram bounded by groves 1, 2, 3, 4 on the north, and 91, 92, 93, 94 on the south, and the portion still exposed is the 300 acres with which this article deals.

A Great Undertaking.

The work of planting an orange grove, on the scale which we have undertaken it, is not a task to be lightly regarded. It requires skill, patience, expense and labor—good hard labor.

When we commenced work on this big property in January, 1905, it stood, as it had been for ages, a vast and beautiful pine forest, traversed by brooks, lined with groves of stately, royal palms. Today all this is changed. Standing on the front porch of the Grove House (Grove Tract 34) you can gaze north, south and east over 300 acres of land, all cleared and planted, or about to be planted. If you walked northward, you would find the clearing extending far beyond this 300 acres. Indeed, the only section on which the growth is still standing is the southwestern corner, covering less than 135 acres, and this is marked for early removal.

Now refer to the diagram of the Groves Tract again, and follow by numbers. These are the tracts that were planted up to Nov. 1, 1906:

Grove	9.....	5 acres
"	10.....	5 "
"	18.....	5 "
"	19.....	5 "
"	20.....	5 "
"	28.....	5 "
"	29.....	5 "
"	30.....	2 "
"	35.....	5 "
"	38.....	2 "
"	39.....	3 "
"	40.....	2 "
"	49.....	5 "
"	50.....	3 "
"	59.....	5 "
"	60.....	3 "
"	69.....	5 "
"	79.....	5 "
"	80.....	5 "
"	89.....	5 "
"	90.....	5 "
Grove	99.....	5 acres
"	100.....	5 "
Total planting.....		100 acres

(Set to 9,000 trees.)

When this planting was completed last July, our force was turned towards the preparation of 200 acres for this winter's planting. It was an ambitious program we had undertaken, and the season of the year was least propitious, for in the summer the frequent showers extinguished the fires, lighted to burn the piles of brush collected in clearing, and thus delayed the ploughing. However, perseverance conquered, and our October report showed how much had been accomplished, and enabled us to predict with accuracy the completion of the planting.

(Continued on page three.)

A WINTER VEGETABLE FIELD IN THE ISLE OF PINES. GENERAL MANAGER TOLKSDORF'S FARM. The crop of Egg Plant shown above occupied LESS THAN AN ACRE, YET SOLD FOR $450.00

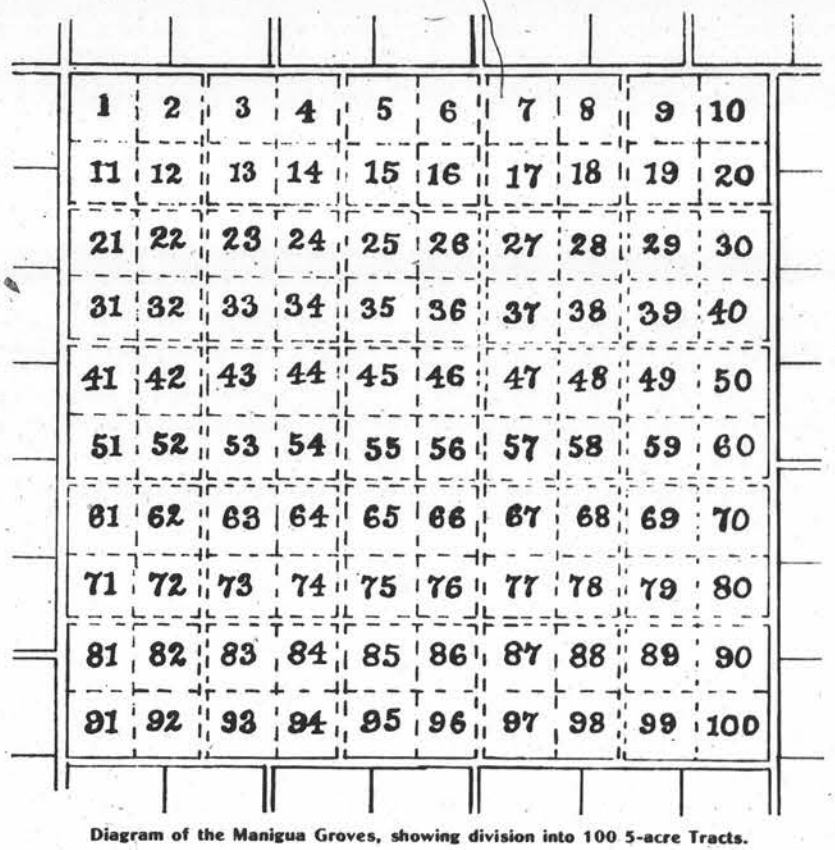


Diagram of the Manigua Groves, showing division into 100 5-acre Tracts.

DEPARTURES FOR McKINLEY INCREASING.

MANY TO PASS CHRISTMAS 'NEATH SUNNY SKIES OF ISLE OF PINES.

Promises to be a Memorable Winter for McKinley.

Quite a party of Bondholders left for McKinley on November 17th.

Among them were Mr J. I. Jewell, owner of Tract 48, McKinley colony, and Mr. M. J. Payne, owner of Tracts 221, 222, 239 and 240, McKinley colony. Both Mr. Jewell and Mr. Payne reside at Blasdell, N. Y., where Mr. Payne held the important position of village clerk, and Mr. Jewell conducts an up-to-date planing mill. These gentlemen were accompanied by Mr. Payne of Republic, Kansas, uncle of Mr. M. J. Payne, and father of Mr. F. C. Payne, who has resided at McKinley with his family for over a year past.

Mr. Payne Sr., is one of the pioneer settlers of Kansas and has known of McKinley ever since his son and nephew first became interested. Mr. F. C. Payne was the pioneer of the group of relatives, but his good accounts of McKinley have so impressed his father that he has sold his farm in Kansas and expects to make his home with his son at McKinley.

On the same date Mrs. O. Butler of Buffalo, left for McKinley to join her husband, Mr. B. A. Butler, who has resided at McKinley for several months past. Mr. Butler left for the island, a great sufferer from rheumatism, but is now reported to have regained his health. He has a cozy cottage on Tract 352.

Mr. L. Reid of Ripley, N. Y., owner of Tract 430, sailed for McKinley on November 24th. Mr. Reid is a practical farmer and experienced fruit-grower, and having spent some time in Florida; has also a considerable knowledge of citrus culture.

He will reside permanently at McKinley and improve his property there.

Mr. F. N. Mount, owner of part of Tract No. 392, McKinley colony, is now packing up and expects to leave for McKinley in December.

Mr. Mount will be accompanied by his family, consisting of Mrs. Mount and Miss Mount, his daughter, also Master Roy Mount.

They will be permanent residents and will build on their tract at once. Mr. Mount is an experienced farmer and we predict a great success for him at McKinley.

Mrs. Merrick Cowles, holder of Tract 262, McKinley colony, writes us that she hopes to leave for McKinley soon after January 1st. Mrs. Cowles will probably have her tract cleared and cultivated while in the Isle of Pines.

Mr. and Mrs. A. W. Miesse arrived at McKinley about the 15th of November on a visit to their relatives, Mr. and Mrs. McMullen. Mr. Miesse and his brother, Mr. S. M. Miesse, are the holders of Tracts 164 and 179, McKinley colony, which Mr. McMullen is improving.

A recent photograph of one of the orange trees on 179 shows it to be as high as a man's head, a wonderful growth, as they were only planted last winter.

(Continued on page two.)

The McKinley Herald

PUBLISHED BY THE TROPICAL DEVELOPMENT COMPANY, 304 MOONEY BLDG., BUFFALO, N. Y., AND MCKINLEY, ISLE OF PINES.

DECEMBER, 1906.

This issue of the HERALD, the December number, is the first published since the October edition. By noting the volume and number printed at the top of the first column, first page, our readers can always be sure they are receiving each number issued.

The planting of the 18,000 trees, now being set in the Manigua groves, is a big step toward the completion of the groves. It is the largest piece of development work yet accomplished by the company.

And East McKinley, too! Oh, things are booming with us this winter.

New parties of settlers sailing each week, new houses planned, new tracts cleared, new investors enlisted—and all for the good of McKinley.

A CORRECTION.

The editors of the HERALD regret to admit that their skill at recognizing our settlers in the various photographs which we receive from McKinley, has played them false. In the October number of the HERALD, an excellent photograph of Mr. Harlow Palmer and Mr. Black, holding a sheet behind a grapefruit tree, was labeled as Mr. Palmer and Mr. Wm. Nixon.

Our apologies are due to Messrs. Black and Nixon, and their friends.

A BONDHOLDER'S OPINION OF EAST McKINLEY.

That we were about to open East McKinley has been known in the Isle of Pines for some weeks and already bondholders living there have written their friends at home, and before our plans were complete, we were receiving applications for East McKinley tracts from those who had delayed too long in our original McKinley allotment. We told these inquirers as much as we could of our plans and, incidentally, of the allotment map we were preparing with the names of the McKinley bondholders printed on their tracts in red, which we are distributing to our investors with this issue of the HERALD, and sending to other interested inquirers.

We have received a number of letters on East McKinley and one of our oldest bondholders voices so well the spirit of progress which animates our enterprise, that we feel it is too good to keep, and hence quote from it here for the benefit of our readers:

"The allotment map you are getting out is a good idea. It will speak of success in every line. All sold but odd lots, portions and some town lots! Advertising drawing more than ever! Purchasers waiting for favorable lot assignments of twenty acres, in a body, which cannot be secured; unable to supply demand!

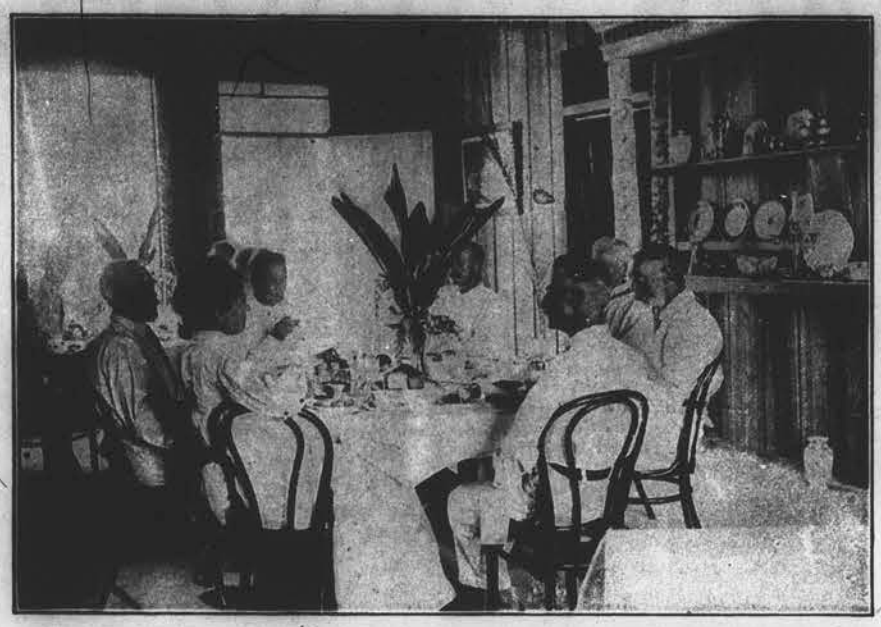
"East McKinley takes the overflow and keeps the selling department at high pressure.

"Those who want to throw in their fortunes with McKinley, but who have been delaying, don't have to go elsewhere. East McKinley awaits them.

"The allotment map will enhance the value of every bondholder's property, for we never dreamed McKinley was such a success. We lucky holders of bonds will chuckle and show our neighbors what a good think we are in, and you'll see how quick East McKinley will go.

"Just think of it. The size of McKinley doubled! Twice the number to trade at McKinley stores and to ship their products from McKinley! Won't town lots jump though!

"This move puts McKinley ahead of any other American colony and assures it in the future more population, larger trade, better stores, schools, amusements and quicker transportation service than any town in the island!"



DINING ROOM IN THE "ORCHID IN THE PINES," McKINLEY'S COMFORTABLE HOTEL.—The group includes Mrs. R. W. Dunning, Mr. and Mrs. Geo. Young, Mr. Chas. Young and General Manager Tolksdorf.

DEPARTURES FOR McKINLEY.

(Continued from page one.)

Mr. A. W. Miesse holds an important position in the general offices of the Erie Railroad, New York, and is visiting his property at McKinley on his winter vacation. We hope the day may not be far distant when they will be able to make McKinley their home.

Messrs. A. W. Nelson and F. J. Anderson from New Orleans, arrived at McKinley late in October on a prospecting trip.

We have just been notified they selected Tracts 315, 316 and 317, McKinley colony, but the tracts had been sold before their applications were received. Try East McKinley, gentlemen.

Miss Annie Knight, sister of former Mayor Knight of Buffalo, and of Mrs. George F. Young, left for McKinley on the 17th inst. to visit her sister, Mrs. Young. Miss Knight has a charming manner and will make many friends in the colony.

Mr. Adam Regal, who has purchased Tract 151, will leave for McKinley about December 1st to clear and plant his tract. Mr. Regal will build a house on 151 and remain all winter.

Capt. J. M. Drake and his daughter, Miss Minnie Drake, will leave for McKinley about December 1st where they will spend the winter. Capt. Drake has purchased Tracts Nos. 423 and 433 for Miss Drake and will have this beautiful property cleared and planted in orange and grapefruit trees at once. These tracts comprise what is known as the Blanco Homestead. They are familiar to our Bondholders, as they are depicted on page 72 of the Prospectus, and page 4 of the Portfolio entitled, "McKinley in the Making." Their joint area amounts to 17 4-10 acres. Capt. Drake and Miss Drake will probably make their home at the "Orchid in the Pines" with Mr. and Mrs. R. W. Dunning until the house which they will build is completed. They are looking forward with much pleasure to their winter at McKinley and will prove desirable acquisitions to the social life of the colony.

Mr. A. J. Buyer left on a visit to McKinley November 17th. He will probably return in December.

Mr. W. F. Putnam, who has purchased Tract No. 412 expects to leave for McKinley early in January in order to escape the severe weather which generally prevails in the lake region at that season. Mr. Putnam will supervise the clearing of his tract and have it planted in orange and grapefruit trees. He also expects to build this winter. Mr. Putnam will make a host of friends in the colony and is prepared to contribute his share toward building up McKinley.

Mr. and Mrs. William Fritz expect to pass part of the winter at McKinley, leaving in December and locating on their property, the Northern eight acres of 35 and 36. Mr. Fritz is a successful contractor and builder and will seek the recreation and rest at McKinley which he requires after a season of hard work.

Mr. D. W. Hammick, who has purchased the Northern five acres of No. 357, will go down to locate thereon in February.

Secretary Marc W. Comstock of the Tropical Development Company left on a business trip for McKinley on Nov. 27th.

Mr. Comstock will journey to the Isle of Pines via Florida, and on his way South will visit the Buckeye nurseries at Tampa, Florida, from which the trees for planting on the Manigua groves are being shipped.

New Steamer for the Ward Line.

The new twin-screw passenger and freight steamer "Havana" of the Ward Line was launched at Cramps' shipyards, Philadelphia, on Oct. 15th. The vessel is built of steel and is the largest of the Ward Line fleet, being a 10,000 ton ship. This is the third new boat built by the Ward Line this year, the other two being the "Mexico" and "Merida," also twin-screw vessels and larger than anything previously built by the Ward Line.

THE DEMAND FOR CITRUS FRUITS.

Prices that Mean a Profit from $200 to $400 per Acre to the Grower.

The New York *Packer*, a leading fruit and produce paper, gives full quotations every Saturday of the prices ruling for the current week in all the principal cities of America.

Below we have tabulated the prices for oranges, lemons and grape-fruit prevailing for the week of November 11-17.

It is not at all an unusual week. All during October the prices were higher and will increase before the holidays—but when our readers remember market prices of $2.75 mean a profit of a dollar a box to the grower, and that a yield of 300 boxes to an acre is only average, the enormous profits of this industry are apparent.

PRICES FOR CITRUS FRUITS IN THE MARKETS OF THE UNITED STATES WEEK OF NOV. 11-17, 1906.

From New York Packer of Nov. 17:

CLEVELAND.

Lemons, California (box)	$5 00@5 50
Lemons, Messina	5 50@
Oranges, late Valencias	3 50@4 00
Grape-fruit, Florida	3 00@4 00

ST. LOUIS.

Lemons, California	$4 00@4 50
Lemons, Messina	3 50@3 75
Oranges, Valencia	4 75@5 00

PITTSBURG.

Oranges, California	$3 50@4 00
Grape-fruit, Florida	2 75@3 50
Lemons, California	3 75@4 00

KANSAS CITY.

Oranges, Florida	$3 00@
Grape-fruit, California	3 50@4 50
Grape-fruit, Florida	5 00@5 50
Lemons, California	5 00@5 50

MINNEAPOLIS.

Oranges, Florida	$3 00@3 75
Lemons	6 50@7 00

PHILADELPHIA.

Oranges, Jamaica	$4 00@5 00
Oranges, Florida	2 00@2 35
Oranges, California	3 45@3 75
Grape-fruit, Florida	2 00@3 00

BUFFALO.

Oranges, California Val.	$4 00@5 00
Oranges, Florida	2 50@3 00
Lemons, California	4 00@5 50
Grape-fruit, Florida	2 75@3 50

(NOTE.—The occasional lower prices noted for Florida fruit, at this season, is undoubtedly due to the fact that it arrived *green*. The Florida growers fear the frosts so much that they do not dare to let their fruit hang until thoroughly ripened. Isle of Pines fruit can be fully ripened in October.)

Isle of Pines Grapefruit for Gov. Magoon.

Governor Magoon of Cuba received a magnificent bunch of grape-fruit from an admirer on the Isle of Pines lately.

This delicious fruit is now in season on the island and the governor declared the bunch sent him to be the finest he had ever seen and that is saying a good deal.

Soldiers and Settlers Play Baseball.

A match game of baseball, the second in a series of games, was played in the Isle of Pines Oct. 28th, between two "All-American" teams—one composed of settlers and the other made up from the Twenty-fifth United States marines stationed in the island.

Five innings were played and the gallant soldier boys "won out" by a score of 8 to 7. There were 200 people present and the game was followed by a supper and dance.

This series of games will be a feature of life in the island this winter, and it will look good to visitors to see their national game played by such patriotic teams.

McKINLEY ITEMS.

Former Mayor Erastus C. Knight of Buffalo, one of the board of directors of the Tropical Development Company, left for McKinley with his family early in November to spend the winter in the Isle of Pines.

Mr. and Mrs. Knight are now located at the "Orchid-in-the-Pines," the comfortable tourist hotel conducted by Mr. and Mrs. R. W. Dunning on Tract 263, McKinley colony.

Mr. Knight is a McKinley enthusiast and writes of the great progress being made in the grove work, and of the general development of the colony.

Mr. Knight is building a winter home on his property in East McKinley and writes that the carpenters will begin their work on the house Nov. 20th, and that he hopes to have it finished in time to eat Christmas dinner under his own roof.

The Knight family make a pleasant addition to the social life of the colony and add another group to the circle of Buffalo people who have acquired the "Isle of Pines habit" and flee the frozen North to enjoy the breezy, sunny days of our beautiful West Indian winter.

Mr. F. C. Payne has completed setting orange trees for Dr. J. M. Harris on Tract 298. The doctor expresses himself as being well pleased with the conditions at McKinley. When he came here several weeks ago he was in a weak condition, the result of a severe illness; he says he now feels well and strong and is improving every day. He firmly believes that the climate is capable of doing wonders. The bracing sea air, pure water and plenty of exercise will give new life and hope to everybody who comes here.

Mr. B. A. Butler has completed a fine hennery. He intends to show the settlers here how he can make "Mrs. Biddy" and her family "toe the scratch."

Mr. George H. Garden has begun operations in a very energetic manner. His tract, parts of Nos. 62 and 70, is being prepared for planting to citrus fruits. Mr. W. H. Brown has the contract for furnishing the trees. Mr. Garden will also build a very comfortable house on his viliage lots which adjoin his plantation tract.

Mr. Frank R. Heller has begun building on his Tract No. 66. He will proceed to clear his tract at once; he also has contracts to clear other tracts for friends in his neighborhood. Since Mr. and Mrs. Heller and family arrived at McKinley they have been staying at the Grove House and have been valuable asistants to Manager Tolksdorff in house and grove work.

Mr. George R. McMullen has completed planting 270 orange trees for Mr. J. N. Slocum of Beaver Falls, N. Y., on Tract No. 178.

Mr. Good of Boston, Mass., is a guest at the Grove House; he is delighted with McKinley and the climate of the island. He expects his "sweetheart" to join him soon, and they will remain here during the winter.

Mr. H. E. Rever of Niagara Falls arrived at McKinley early in October. He began clearing on his Tract, No. 386, at once. He is very fond of outdoor life and finds this climate very agreeable and the opportunities for pleasure very fascinating. He is particularly interested in some of the big fish he has seen in the river and, with the aid of some original and home-made device, he expects to land "cooney" Mr. Fish.

It is rumored that Mr. George O. Widner is preparing plans for a cottage on his Tract, No. 293, which he has nearly finished clearing. His tract is nicely situated with a decided slope towards the northwest. An artistic structure located on the high elevation in the southeast corner at the end of a driveway, with tropical plants on either side, would make it an ideal winter home.

Mr. Charles F. Fetter expects to have his tract cleared sometime in the near future. Mr. Fetter has been very busy since taking charge of the store. He has made several important changes in the stock and is trying to cater to the wants of the colonists. He will continue to make additional changes as the trade demands.

The McKinley Fruit Growers' Association are enrolling new members at every meeting. Bond-holders who are contemplating coming to McKinley to develop their land should bear in mind that this association is here for the purpose of looking after the interests of all its members.

Mr. John Spewok is making preparations to plant some cocoanut trees on his Tract, No. 401. He has been looking after the orange trees of Mrs. N. E. Waters during her absence, and they certainly made a fine showing under his supervision. Mr. Spewok is a hard worker and very painstaking in the work he does.

Mr. Grant H. Thompson has completed the planting of five acres to orange trees. He only regrets that he is unable to secure another five acres adjoining his tract.

Many settlers are preparing land for gardens for growing vegetables for the coming winter season. The mails are full of packages of seeds and the indications are that there will be plenty of "garden sass" for all.

Mr. Albert B. Young has sent to his brothers, Messrs. George F. and Chas. F. Young, a certain plant food known as "Nitro-Culture" which is the latest result of chemico-agricultural experiments. This ingredient is used in connection with velvet beans, etc., which are planted as cover crops and results in largely increased secretions of nitrogen in the soil wherever used, producing a rapid and hardy growth of the plants growing in the same soil.

The Messrs. Young have purchased a mowing machine in Havana at a cost of $75, which they are using to mow the grass on their tracts.

Those who are planning an early visit to the Isle of Pines, and who will go south via the Ward Line steamers, will be interested to learn that the most direct connection with the steamer "Cristobal Colon," plying between Batabano, Cuba, and Isle of Pines ports, can be made by leaving New York City on the Saturday sailings.

Passengers for McKinley, who leave New York on Saturday arrive at Havana early the following Wednesday morning, and can proceed to the Isle of Pines the same evening. The steamer train from Havana, connecting with the "Cristobal Colon," leaves Villa Nueva Railway Station, Havana, at 5:30 p. m. on Wednesdays. The "Colon" sails from Batabano at 8 p. m., 2½ hours later, on a night trip to the Isle of Pines. Passengers for McKinley disembark at 9 the next morning at Nueva Gerona, where they will find the Tropical Development Company's team awaiting them for the short drive to McKinley.

WORK ON THE MANIGUA GROVES.

(Continued from page one.)

In order that our readers will fully understand this report, it is necessary to give a brief description of our system of preparing land for planting.

First the land is entirely cleared of trees and undergrowth, which must be removed or burned.

Next, tree rows, eight feet wide and 22½ feet apart, are marked. From these tree rows, all stumps and roots are removed; then the tree rows are carefully ploughed with subsoil and turn plows, and finally stakes are placed at proper intervals where the trees are to stand. The land is then said to be "ready for planting."

To Oct. 10, 1906, the following Grove Tracts were reported as ready for planting:

Grove	8.....	2 acres
"	27.....	5 "
"	37.....	5 "
"	38.....	3 "
"	48.....	5 "
"	58.....	5 "
"	65.....	5 "
"	68.....	5 "
"	86.....	5 "
"	88.....	3 "
"	97.....	5 "
"	98.....	5 "
Total	.....	53 acres

This will require a total of 4,770 trees. Meantime, the ploughing was being vigorously pushed, and the following tracts were reported, on Oct. 10th, as entirely cleared, roots and stumps removed in tree rows, and one furrow ploughed in each tree row. Since that date the ploughing has been going forward rapidly, and no doubt the acreage included in this second table is now practically ready for planting.

TRACTS ENTIRELY CLEARED, GRUBBED AND PARTLY PLOUGHED (TO OCT. 10, 1906.)

Grove	7.....	5 acres
"	8.....	3 "
"	17.....	5 "
"	25.....	5 "
"	45.....	5 "
"	46.....	5 "
"	47.....	3 "
"	55.....	5 "
"	56.....	5 "
"	57.....	2 "
"	66.....	5 "
"	67.....	3 "
"	75.....	5 "
"	76.....	5 "
"	77.....	3 "
"	78.....	4 "
"	85.....	5 "
"	87.....	5 "
Total	.....	78 acres

This land, which will be available for our December shipments, will require 7,020 trees.

This section of the Groves Tract is traversed by two streams or brooks, which are full of water during the summer months from the frequent showers, but nearly dry in winter. They add much to the value of the tract, as they can be made to afford perfect, natural drainage, but during the summer months when the rains were on, it was impossible to grub out palm and palmetto roots, preparatory to planting.

The larger of these brooks or streams enters the Tract at Grove 6, winding southward over portions of groves 16, 26, 36, 46, 47, 57, 67, 77, 78, 88, and out southward at Grove 98. The other enters the Tract at Grove 30, almost opposite Mr. S. H. Woodworth's home, and traverses tracts 40, 50, 60 and 70 in the planted section of the Grove.

The clearing out of roots, etc., near these brooks, where the native growth was naturally thick, had to be deferred until this winter, and now that the cloudless days of the winter have come, it is being pushed rapidly. As soon as this grubbing is done, ploughing and tree planting will be commenced on these tracts as well as on the others which still require it.

Tabulated as above, the groves which require root clearing, etc., before ploughing were, on Oct. 10th, as follows:

Grove	5.....	5 acres
"	6.....	5 "
"	15.....	5 "
"	16.....	5 "
"	26.....	5 "
"	30.....	3 "
"	36.....	5 "
"	39.....	2 "
"	40.....	3 "
"	47.....	2 "
"	50.....	2 "
"	57.....	3 "
"	60.....	2 "
"	67.....	2 "
"	70.....	5 "
"	77.....	2 "
"	78.....	1 "
"	88.....	2 "
"	95.....	5 "
"	96.....	5 "
Total	.....	69 acres

This area will require 6,210 trees, and will be ready for planting in January and February, so that the total planting of the 18,000 trees will be completed by March 1, 1907.

Recapitulating the above figures we see that on Oct. 10th, when a detailed report was made, the conditions of the eastern 300 acres of the Groves Tract were as follows:

RECAPITULATION OF DETAILED REPORT OF OCT. 10, 1906

Acreage	planted	100 acres	set to.....	9,000 trees
"	ready for planting.....	53 "	to be set with	4,770 "
"	cleared, grubbed and partially ploughed	78 "	" " " "	7,020 "
"	requiring some further work before ploughing.....	69 "	" " " "	6,210 "
Total acreage which will be set out when the present planting is completed, March 1, 1907.....		300 acres	to be set with	27,000 trees

Important Facts About Varieties

In ordering trees for planting we have endeavored to select those which ripen and can be marketed at the season when the fruit is most in demand, and naturally, the prices highest. The most attractive season to the Isle of Pines orange and grape-fruit growers is naturally the early season, which the Florida growers here have tried so hard to supply. Fruit from California seldom appears in the market in any quantity before the first of December, and upon Florida has heretofore fallen the task of supplying the early trade.

The fruit from Florida, however, in October and November, is often green and sour to taste; hence, although the prices obtained are high, the fruit is of very poor quality. On the other hand, the Isle of Pines fruit is at its best at this season, and if early varieties are planted marketing can commence in October.

Florida growers seldom dare to let their fruit hang long on the trees for fear of a frost, hence, little late fruit comes from that State. We have no such contingency to fear, and hence are planting a large quantity of fruit which will ripen from March to April.

Realizing the opportunity which we have for supplying the growing demand for grape-fruit, we are also planting this stock freely, especially as most of our previous planting has been of oranges.

The order as delivered to our nurserymen is as follows:

Walters Late Grape-fruit..	6,000 trees
Duncan Grape-fruit.....	1,500 "
Marsh Seedless Grape-fruit	1,500 "
Parson Brown Orange and Boone's Early Orange...	4,800 "
Pineapple Orange.....	4,200 "
Total order.....	18,000 trees

All of these trees are to be of standard size, three-year-old roots and one-year budded, and are sold under cash bond that they are true to name, and will be replaced if they do not thrive.

The Parson Brown and Boone's Early are a favorite variety of Florida oranges. They are early ripening and will be ready for market in September and October, at which season well-flavored oranges bring from $5 to $7 per box.

The Pineapple orange is a comparatively new variety, which is very highly spoken of by the authorities. It is well flavored, of good size, and an excellent seller.

The Walters Late, Duncan and Marsh Seedless Grape-fruit are standard varieties, widely planted in Florida and prolific bearers.

The last shipment of 3,000 trees referred to as having left Tampa on Nov. 8th, were of the following varieties:

Pineapple Orange.....	800
Walters Late Grape-fruit.....	1,400
Boone's Early Orange.....	800
Total	3,000

EAST McKINLEY NEXT!

A New Addition to the Famous McKinley Colony. A Magnificent Tract of 3,613 Acres Opened for Allotment to our Bondholders.

The Closing out of the Last Plantation Tracts in the Original McKinley Colony

With this issue of the HERALD we make the important announcement to our Bondholders of an addition to the McKinley colony, which will double it in size and population.

The story of the progress of the McKinley colony is no new one to our readers, yet it may come as a surprise to some to learn that at this early date the plantation acreage in McKinley is practically all allotted, only about seven of our plantation tracts now being available.

Indeed, we must admit that the rapid success of McKinley has been a surprise even to ourselves.

We anticipated that it would take some time to educate the American public to the great advantages McKinley offered, both as a field for investment and home making, and had believed the boom, which we knew would certainly come in Isle of Pines real estate, would be deferred for some time. Such, however, has not been the case.

It proved that we but had to explain the exceptional opportunities which the Isle of Pines presented to find buyers everywhere.

Investors were quick to realize what the opening of this new region, enjoying an absolutely frostless climate and blessed with an abundant but not excessive rainfall, meant as a field for the extension of orange and grape-fruit growing, and joined hands with us at once in our plan for its development.

Those, too, who have visited McKinley have been its best advertisements, and thus the message of McKinley has passed from friend to friend, until today we have the pleasure of announcing to you the practical completion of our acreage allotment, the opening of East McKinley, and the assurance of the success of our enterprise, based as it is upon the united investments of 450 progressive, home-making American citizens.

UNABLE TO FILL DEMANDS FOR LANDS

But the rapid allotment of the McKinley acreage has presented its own problems. Every day we have had demands for lands we could not fill.

It became apparent to us that our solid development work was attracting investors whose requirements far exceeded the limited, and fast decreasing acreage, of the original McKinley tract.

Therefore, in response to the growing demand, and in order to secure *for McKinley* as settlers and investors those whom its progress had interested, our Directors have determined to open for allotment the magnificent tract to be known hereafter as EAST M'KINLEY.

There is no finer property in the Isle of Pines than this estate.

Separated from the McKinley colony lands only by the narrow width of the Del Medio River, it runs parallel with them, for a distance of 5½ miles, or from a point close to the Manigua Groves, far to the north, beyond Port McKinley.

In general appearance, it is a vast natural park, wooded with an open growth of pine and palm, precisely similar to the original colony lands before our work of development was undertaken there.

Its soil also is identical with that of McKinley—a loose sandy loam, which experience has proven to be admirably adapted to orange growing or general farming.

Surveyed in ten-acre tracts, fronting on 40-foot roadways, and incorporated as a part of the original McKinley colony, its allotment is certain to be rapid and its development is assured.

GRAND INTRODUCTORY OFFER

The First 1,000 Acres of East McKinley Land Only $30.00 Per Acre

EASY PAYMENTS—10 % Cash Discount

Positively Only 100 Ten-acre Tracts at This Price

Having practically completed the allotment of plantation land in the original **McKinley Colony,** and having **firmly established** the Colony on a successful basis, we now offer for sale to **immediate purchasers** the magnificent tract of 3,613 acres of fertile fruit and vegetable land known as **East McKinley.**

The price of the first 1,000 acres is $30 per acre.

You cannot duplicate this offer anywhere in the whole Republic of Cuba today!

Remember the location of this land. It is right beside the **Original McKinley Colony,** with its **general store, sawmill, hotel, blacksmith shop, orange groves and scores of American settlers** ready to bid you welcome.

The Tropical Development Company has built a bridge over the Del Medio River (a stream 12 to 30 feet wide) to connect McKinley with **East McKinley,** and every tract in **East McKinley** will be accessible by a 40-foot road. This land is similar to the land **in the original McKinley Colony, and is sold under our absolute guarantee that every acre is high, dry and tillable, with the right of exchange for any other unsold acreage of equal size before deeds are issued.**

We refer to over 450 satisfied investors to prove our honesty and fair dealing.

HOW LAND CAN BE PURCHASED.

As stated above, the present price of **East McKinley** land is only **$30 per acre.**

This offer is made only to **actual Bondholders** of the **Tropical** Development Company, and if you are not already a **Bondholder,** it will be necessary for you to purchase **at least one Profit-sharing Gold Bond** for each **10 acres of East McKinley** land you wish to buy. If you buy **two Bonds,** you have the right to purchase **20 acres; three Bonds, 30 acres; four Bonds, 40 acres,** and so on. No less than **5 acres** and **one Bond** will be sold.

The par or face value of our **Profit-sharing Gold Bonds is $100** each, and they carry with them a bonus of **two house lots, 50 x 150 feet each,** or **one business lot 50 x 150 feet, absolutely free in McKinley.**

The present cash subscription price is **$76.50 per Bond,** which includes the free town lots.

Therefore, one Bond and 10 acres of land in East McKinley will cost $376.50, if payments are made on the liberal installment plan devised by the Tropical Development Company, or a discount of **10 per cent** on the price of the land is allowed where full cash is paid at time of purchase or **60 days** thereafter.

Payments may be made as follows: **$94.13 Down** and all equal sums Mar. 15 and Sept. 15, 1907, and Mar. 15, 1908, or 10 per cent off the price of the land if you pay the balance in **60 days after your first payment.**

TODAY IS THE DAY.

to accept this offer. Send in your subscription for as many **Bonds** and **acres** as you can buy, **before the price advances.**

Applications will be filled in the order received—**first come, first** served, and **early buyers** will get the **choicest locations.** All money received after the price advances, will be returned to the senders.

We reserve the right to refuse any undesirable purchasers, or to **advance the price of land without further notice.**

Read carefully all the details of our great offer, published on this page, and remember what East McKinley will mean to our enterprise.

The addition of East McKinley means that our colony is doubled in size.

It means that our colony will be doubled in population.

It means that every acre in McKinley, and every town lot, is increased in value.

It means that our town site will soon be built up.

It means doubled interest in McKinley, accelerated growth, extended clearing and planting and the bringing nearer of the day when McKinley shall rival California in palatial homes and far-spreading orange groves.

FOR SALE TO BONDHOLDERS ONLY

East McKinley tracts are offered only to Bondholders.

Those who are not yet Bondholders may, however, acquire the right to share in this allotment by purchasing one or more of our Profit-sharing Gold Bonds, securing with each Bond a bonus of either one business or two residence lots in the McKinley Townsite.

The purchase of one Bond entitles the holder to buy a 10-acre tract in East McKinley. If 20 acres are desired two Bonds must be purchased, if 30, three bonds, and so on.

To Bondholders, therefore, the first 1,000 acres in East McKinley is offered at the low price of $30 per acre, upon a liberal installment plan, or with a TEN PER CENT. DISCOUNT FOR FULL CASH PAYMENT AT TIME OF PURCHASE.

THESE PRICES APPLY ONLY TO THE FIRST 1,000 ACRES.

INTERESTING MAP OF McKINLEY

We have just published an ALLOTMENT MAP of the original McKinley Tract, with the names of each of the plantation tract-holders in the McKinley colony printed in red on their holdings. We are mailing it with this issue of the HERALD to our Bondholders, and will be pleased to send it, together with our new map of EAST M'KINLEY, to any prospective purchaser, upon request.

This allotment map is the MOST CONVINCING PROOF of the solid foundations upon which the future of M'KINLEY rests—the investments of 450 Americans, many of whom are already actual residents of M'KINLEY, living on and improving their properties there.

Our beautiful ninety-page prospectus, illustrated with handsomely colored plates, numerous photographs of actual scenes of colony life, together with valuable maps of the Isle of Pines showing the large area now owned by Americans (about ninety per cent of the entire island) will be sent to any address upon request.

Only 1,000 acres at this price. Remember, we shall positively sell **only 1,000 acres** at the present price—not an acre more. We expect to close out this thousand acres in **thirty days**—so you must *act* **promptly** or pay more if you delay. You will never have such a chance again. **Fortunes await early investors. Now is the time to act.**

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